



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD16-10  
**APPLICANT:** James D. Hardwick  
**DATE:** June 9, 2016  
**LOCATION:** 1900 Ann Branden Boulevard  
**TO:** Interested Neighbors  
**WARD:** 5  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Special Use

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider granting a Special Use for a Residential Unit for a Night Watchman or Caretaker. This property is currently zoned C-2, General Commercial District. This will not require a change to the underlying zoning.

Please join us for a Pre-Development discussion of this proposal on Thursday, June 23, 2016 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

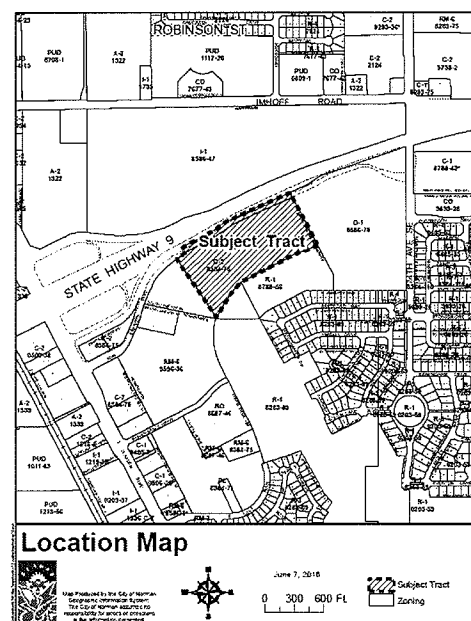
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Jeff McCaskill, (405) 818-4988 any time. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 16-10

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> JAMES D. HARDWICK	<b>ADDRESS</b> 4673 THORNTON AVE SITE A FREMONT, CA 94536
<b>EMAIL ADDRESS</b> JDEL MCL@SBCGLOBAL.NET	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> JEFF MCASKILL 405-818-4988 <b>BEST TIME TO CALL:</b> ANYTIME

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1900 ANN BRANDEN BLVD.  
NE 1/4 OF SECTION 9 TOWNSHIP 8 NORTH RANGE 2 WEST

and containing approximately 32 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

EXISTING BUILDING WILL BE USED FOR A CARETAKER  
RESIDENCE USING LESS THAN 1 ACRE.

This proposed development will necessitate (check all that apply):

Items submitted:

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☐ Rezoning to \_\_\_\_\_ District(s)  
☒ Special Use for Residential Unit for Night Watchman  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☐ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: C-2 and R-1  
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: \$

Received on: 6-6-16  
 at 11:00 a.m./p.m.

by mt

OFFICE  
USE ONLY

# Letter of Intent

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This letter of Intent is for 1900 Ann Braden Blvd. Norman, OK.

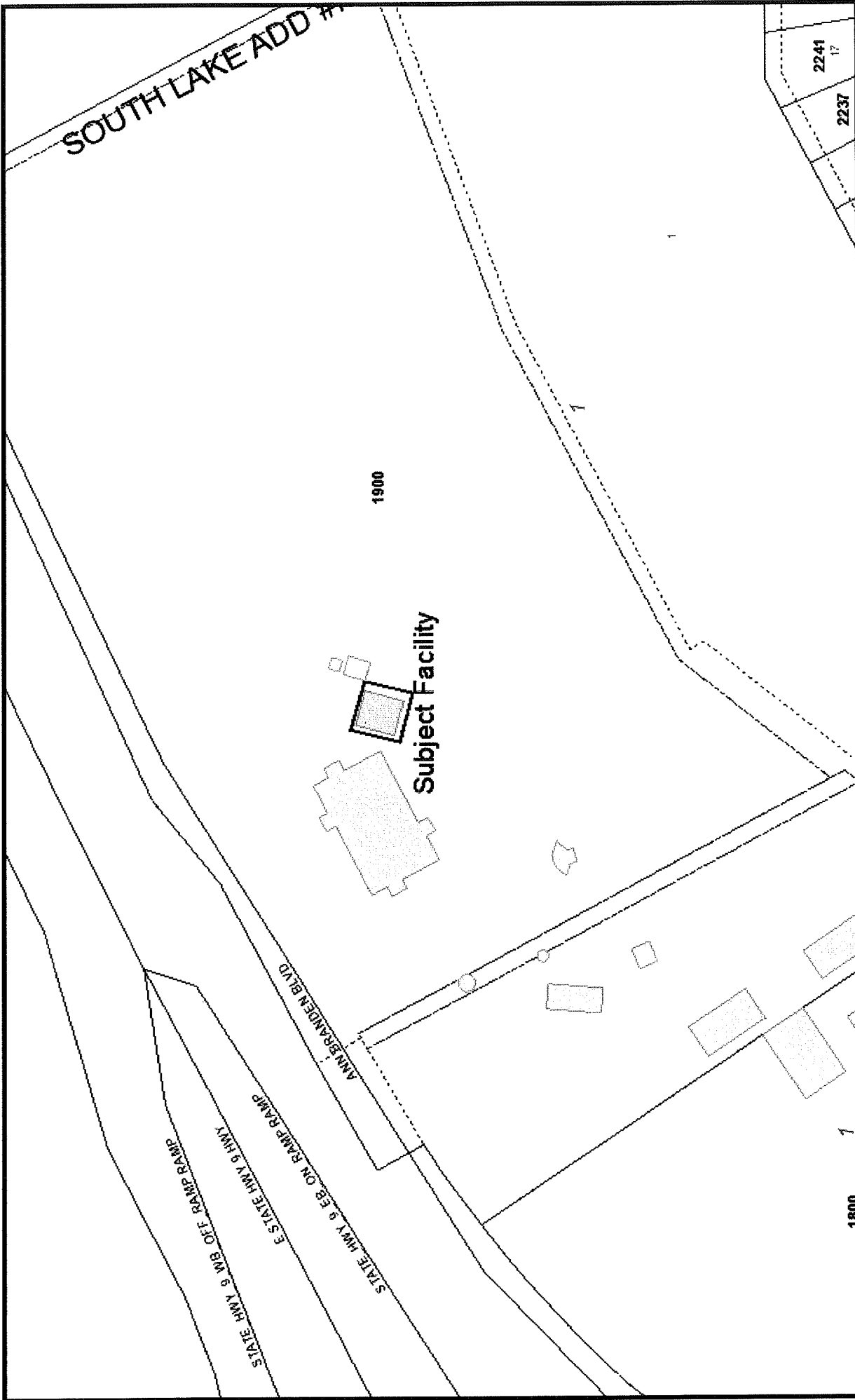
We are requesting a special use permit for the above address to allow a caretaker to reside on the property.

Since the first of April 2016, there have been numerous calls for service to the Norman Police Department for this property. These calls include reports of Burglaries, Vandalism, trespassing, graffiti and illegal dumping.

It is our position that a full time Caretaker will alleviate these calls for service to the Police Department as well as help prevent any further Neighborhood Blight.

In conversations with several Police officers, as well as residence in the area, they support the Caretaker idea.

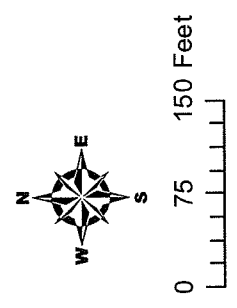
The Caretakers Residence is a 1400 sq Ft. building that has all utilities and bathrooms ready for use.

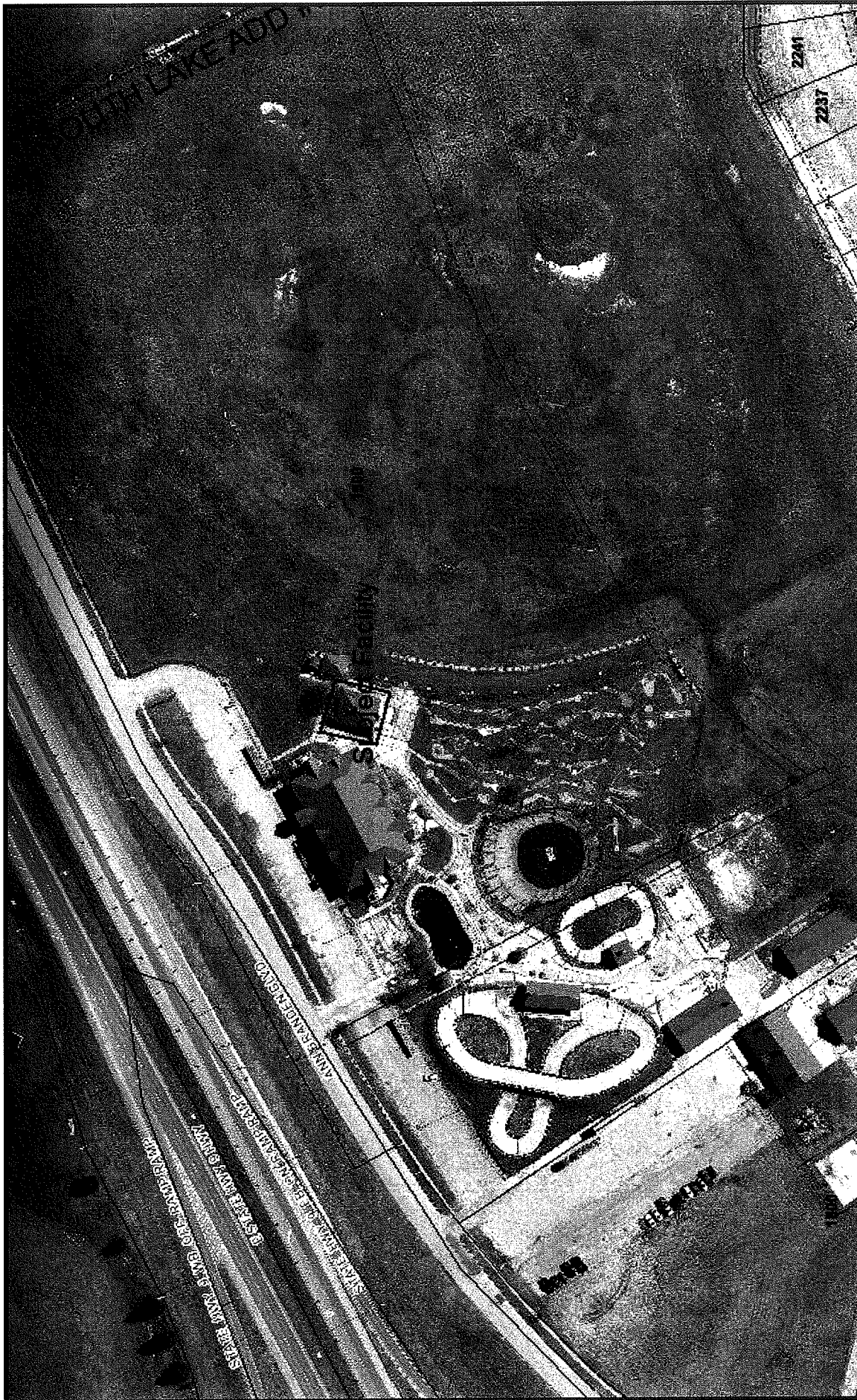


# Special Use - Night watchman/Caretaker

June 6, 2016

Map Produced by the City of Norman Geographic Information System Online Mapping Service.  
The City of Norman assumes no responsibility for errors or omissions in the information presented.



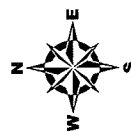


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## Special Use - Night watchman/Caretaker

June 6, 2016



0 75 150 Feet